

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.1 (303.2) & 232.3b & 409.2b to permit a front yard setback of 15 feet in lieu of the required 18 feet and a rear yard setback of 18 feet in lieu of the required 20 feet and to permit 17 parking spaces in lieu of the required 18 spaces. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Variances to the front and rear yard setback requirements are necessary due to the shallow depth of the site (32 feet), and the functional need to provide a drive thru lane in the rear and adequate landscaping in the front.

An additional variance to parking (one space) is required due to an overage or 60 square feet of total floor area (20 square feet for the bank and 40 square feet for the retail space).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
THOMAS E. BOOTH
(Type or Print Name)
Signature
4 MONTROSE AVE
Address
CATONSVILLE, MD 21228
City and State

Legal Owner(s):
AMERADA HESS CORP
(Type or Print Name)
Signature
CARL PRESTON
(Type or Print Name)
CORPORATE REAL ESTATE
Signature

Attorney for Petitioner:
(Type or Print Name)
Signature

1185 AVENUE OF THE AMERICAS
Address
NEW YORK, N.Y. 10036
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
WILLIAM F. MONK
Room 11415
Baltimore, MD 21224
Address
323-1845
Phone No.

Attorney's Telephone No.:
Signature

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 31st day of January, 1985, at 11:00 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
NE Corner of Frederick
Rd. & St. Timothy's Lane
1st District
AMERADA HESS CORPORATION,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-207-A
IN RE APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Gary Preston, Corporate Real Estate, Amerada Hess Corporation, 1185 Avenue of the Americas, New York, New York 10036, Petitioner; Thomas Booth, 4 Montrose Ave., Catonsville, MD 21228, Contract Purchaser; and William F. Monk, P. O. Box 11415, Baltimore, MD 21239, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

DEED - FEE SIMPLE - CORPORATE GRANTOR - LONG FORM

This Deed, MADE THIS 22nd day of January,

in the year one thousand nine hundred and eighty-five by and between AMERADA HESS CORPORATION (successor by Merger to Hess Oil & Chemical Corporation) a body corporate, duly incorporated under the Laws of the State of Delaware of the first part, and THOMAS E. BOOTH, of Baltimore County, in the State of Maryland of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged the said AMERADA HESS CORPORATION (successor by Merger to Hess Oil & Chemical Corporation)

do es grant and convey to the said THOMAS E. BOOTH, his

personal representatives, successors and assigns in fee simple, all that lot --- of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the north side of Frederick Road formerly called the Frederick Turnpike Road at the distance of 165 feet easterly from the corner formed by the intersection of the north side of Frederick Road with the east side of St. Timothy's Lane and running thence westerly binding on the north side of Frederick Road 165 feet to the corner formed by the intersection of the north side of Frederick Road with the east side of St. Timothy's Lane thence northerly binding on the east side of St. Timothy's Lane ninety-two feet thence easterly by a straight line parallel with Frederick Road one-hundred sixty-five feet thence southerly by a straight line parallel with St. Timothy's Lane ninety-two feet to the place of beginning. The improvements thereon being known as No. 582 Frederick Road.

BEING the same lot of ground which by Deed dated February 24, 1964 and recorded among the Land Records of Baltimore County in Liber No. 4271, Folio 223 was granted and conveyed from KATIE MAGRUDER WINCHESTER, widow to HESS OIL & CHEMICAL CORPORATION, which said corporation has since merged and is now incorporated in Delaware as AMERADA HESS CORPORATION.

By the acceptance of this deed, the Grantee does covenant and agree that the Grantee, his heirs and assigns may not sell any petroleum products or petroleum derivative products on or from the property herein conveyed. This restriction shall be deemed to be a covenant running with the land.

PETITIONER'S
EXHIBIT 1

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE and To HOLD the said described lot --- of ground and premises to the said THOMAS E. BOOTH, his

personal representatives, successors and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specifically the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the name and corporate seal of said body corporate and the signature of the

Attest: the President thereof.
AMERADA HESS CORPORATION (successor by Merger to HESS OIL & CHEMICAL CORPORATION)
Secretary
President

STATE OF New Jersey
County of Hudson, to wit:
I HEREBY CERTIFY, That on this 22nd day of January, 1985, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Philip Kramer

who acknowledged himself to be the President of AMERADA HESS CORPORATION (successor by merger to HESS OIL & CHEMICAL CORPORATION) a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by him self as such

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: MARGARET BARRY
NOTARY PUBLIC OF NEW JERSEY
July 8, 1985

Margaret Barry
Notary Public.

IN RE: PETITION ZONING VARIANCES
NE Corner of Frederick Road
and St. Timothy's Lane -
1st Election District
Amerada Hess Corporation,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-207-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a front yard setback of 15 feet instead of the required average setback of 38 1/2 feet, a rear yard setback of 18 feet instead of the required 20 feet, and 17 parking spaces instead of the required 18 spaces. At the onset of the hearing, the Petitioner moved to amend the Petition by deleting the request for a rear yard setback and by requesting 16 parking spaces instead of the required 17 spaces rather than 17 parking spaces instead of the required 18 spaces, which are reflected on the revised site plan introduced as Petitioner's Exhibit 10.

The Petitioner, by Thomas Booth, the Contract Purchaser, appeared and testified and was represented by Counsel. Testifying on behalf of the Petitioner was William P. Monk, an expert planner. Appearing as a Protestant was James Crawford, an attorney and part-owner of the property directly across the street. Testifying for Mr. Crawford was Michael Reagan, a contractor, and Robert Fryer, a registered architect.

Testimony indicated that the subject property, zoned B.L.-C.N.S., was previously used as a gas station, but it has been closed for over two years. The Petitioner proposes to construct a 4,000 square foot building of which approximately 1,981 square feet will be utilized for retail use and 2,100 square feet will be utilized for a drive-thru bank. Indeed, a tenant, Baltimore Federal Financial, has committed itself to the property. The lot is on the corner of Frederick Road and St. Timothy's Lane.

There would be two stacking lanes provided in the rear of the building, permitting seven cars to be stacked. Ingress and egress would be provided by Frederick Road and egress only onto St. Timothy's Lane. The egress onto St. Timothy's Lane would be in the rear of the building and would allow vehicles utilizing the bank drive-thru to exit the property.

The Petitioner testified that the size of the building dictates the need for the requested variances. The building cannot be any smaller. The property is small, and if the setbacks were satisfied, the building could only be approximately 30 feet wide which would not justify construction of the proposed retail use.

Mr. Monk testified that, in his opinion, it would be a practical difficulty to the Petitioner if the variances were denied and that, if granted, they would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR). He concluded by stating that there would be no adverse impact on the health, safety, and general welfare of the community. He argued that there would be less traffic generated by the proposed use than by the gas station.

Mr. Crawford presented testimony from Mr. Reagan, who is part-owner of the construction business which is renovating Mr. Crawford's property, that, in his opinion, any use would further complicate the traffic conditions on Frederick Road. Mr. Fryer agreed, although he admitted that the problem would be the stacking of vehicles awaiting the services of the bank and that the hours of the bank would have an impact on any projected problem. Mr. Crawford's primary concern is that vehicles will be stalled on Frederick Road awaiting ingress which would create a traffic flow problem for his building across the street. His fear is compounded by the fact that vehicles cannot egress onto St. Timothy's Lane if the two stacking lanes provided are filled.

The Petitioner counters by presenting letters, Petitioner's Exhibits 3A through 3E, from neighbors unopposed to the requested variances. In fact, the

area is commercial, with a Dunkin Donuts immediately adjacent. Mary K. Ronnenburg, President of the Catonsville Business Association, on behalf of the Board of Directors, wrote that the Association is in favor of the proposed development.

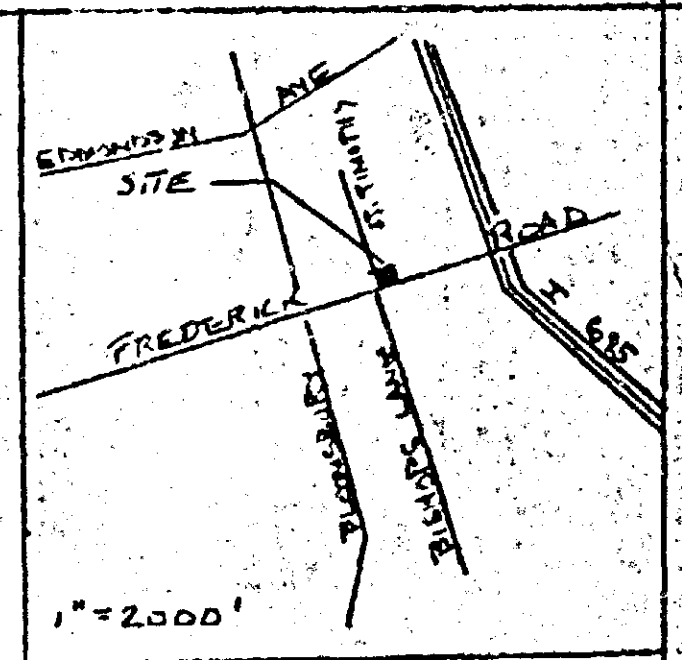
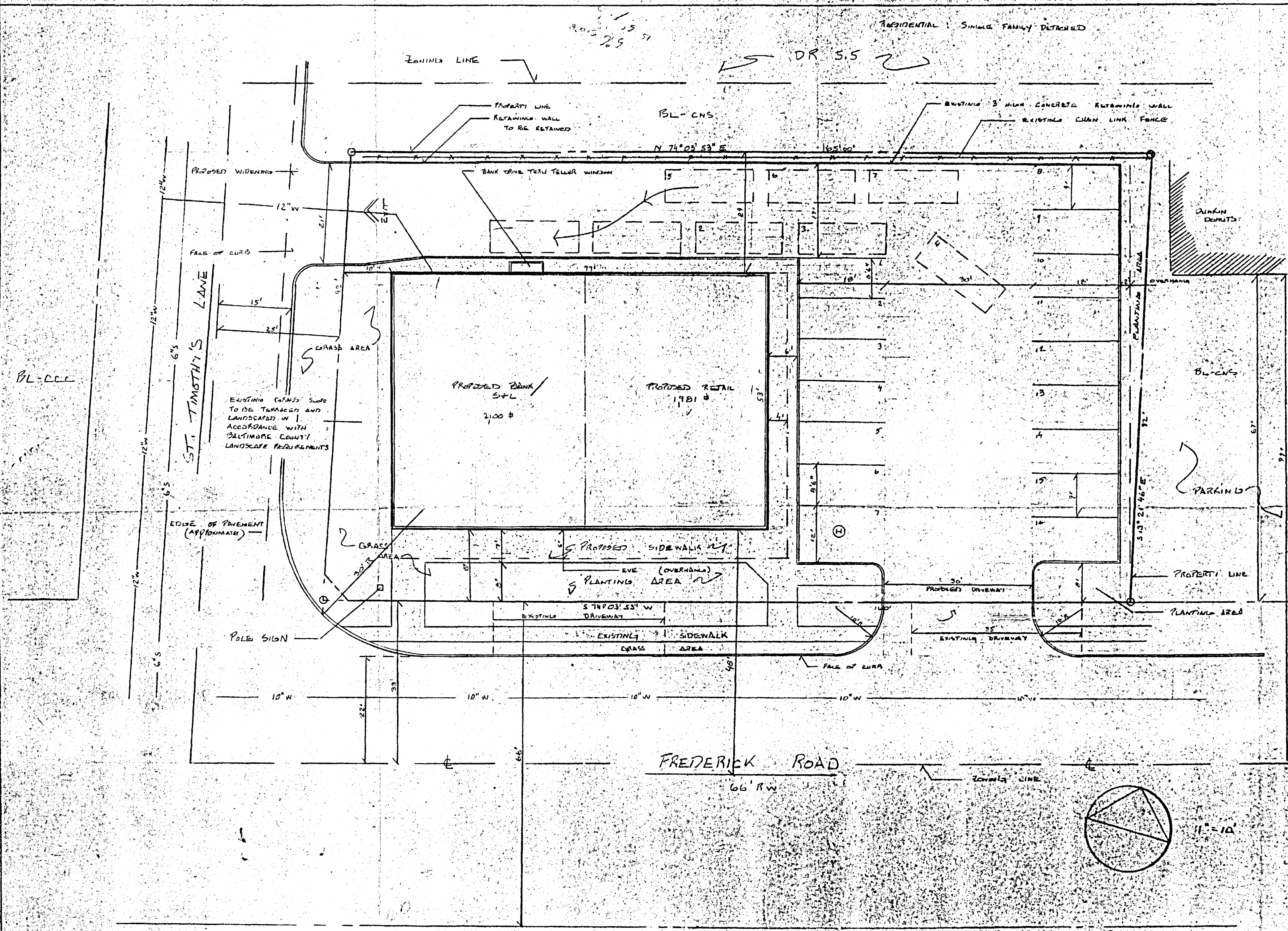
The Petitioner seeks relief from Sections 232.2 (303.2) and 409.2.b, pursuant to Section 307, BCZR.

It is obvious that any additional use of property along Frederick Road would add to an already severe traffic problem, but to prevent a permitted use without expert testimony that the use would add to an existing problem over and above what might be expected would be illegal. The standard is not that there be a problem, but that the proposed use would add to it more than any other permitted use would. The test, as adopted by the Court of Appeals, is whether there is sufficient evidence to support a finding that the particular use proposed at the particular location proposed would have an adverse impact on traffic above and beyond the adverse impact on traffic ordinarily associated with such uses. Schultz v. Pritts, 432 A.2d 1319 (1981).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).



582 FREDERICK ROAD
SITE PLAN
 FOR
VARIANCE APPLICATION TO BALTIMORE CO.

PROPOSED COMMERCIAL CENTER
 N.E. CORNER FREDERICK ROAD
 AT
 ST. TIMOTHY'S LANE
 CATONSVILLE, MARYLAND

NOTES

- ZONING: BL-CNS
- LOT AREA: 15,180 sq ft (165' x 92')
- BUILDING AREA: (77' x 53')
- BANK/S+L: 2,100
- RETAIL: 1,981
- TOTAL: 4,081
- PARKING:
 - REQUIRED:
 - BANK/S+L (1/3000) = 7
 - RETAIL (1/200) = 10
 - TOTAL = 17
 - PROVIDED: 16 SPACES
- EXISTING USE: VACANT SERVICE STATION
- DEED REFERENCE: 4271/223
- ON SITE LIGHTING IN COMPLIANCE WITH SECTION 46-2 C(4)
- DETAILED LANDSCAPE PLAN TO BE SUBMITTED
- ELECTION DISTRICT: 1ST
- YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	30'	15'
SIDE (STREET CORNER)	10'	20'
REAR	20'	20'
- MINIMUM OF 10' AUTO STACKING SPACES PROVIDED
- VARIANCE REQUIRED TO:
 - FRONT YARD SETBACK AND REQUIRED NUMBER OF PARKING SPACES

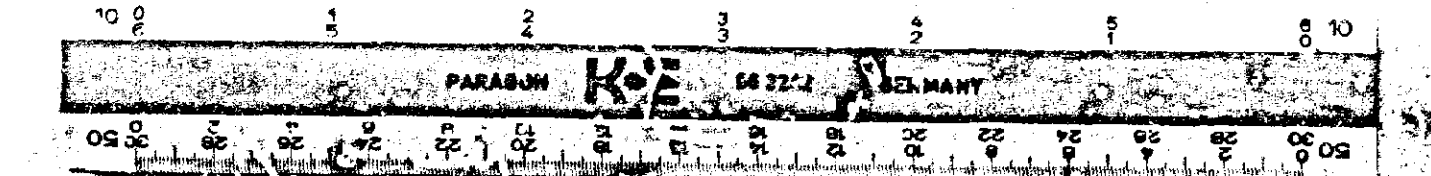
NOTE: THE SUBJECT PROPERTY IS LOCATED IN THE EAST CATONSVILLE COMMERCIAL REDEVELOPMENT AREA. THE PROPOSED LAND USE IS CONSISTANT WITH THE PLAN.

PREPARED FOR: THOMAS BOSTH
 4 MONTROSE AVE.
 CATONSVILLE, MD. 21228

PREPARED BY: BILL MONK
 LAND PLANNER
 P.O. BOX 11415
 BALTIMORE MD 21239

NOVEMBER 14, 1984
 REVISED 12-28-84
 1-11-85

PETITIONER'S
EXHIBIT 11

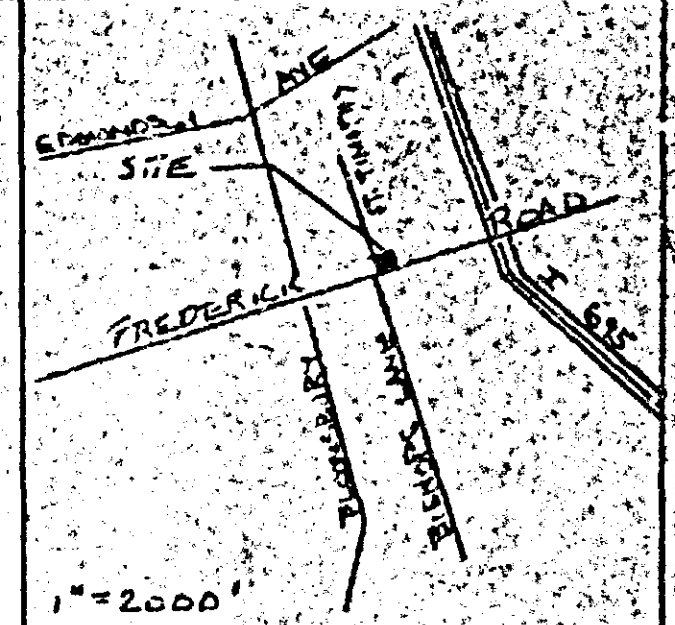


(SW-3-F)

RESIDENTIAL 1 SINGLE FAMILY DETACHED

PETITIONERS EXHIBIT

10



VICINITY MAP

582 FREDERICK ROAD
SITE PLAN
FOR
VARIANCE APPLICATION TO BALTIMORE CO.

PROPOSED COMMERCIAL CENTER
N.E. CORNER FREDERICK ROAD
AT
ST. TIMOTHY'S LANE
CATONSVILLE, MARYLAND

NOTES

- ZONING: BL-CNS
- LOT AREA: 15,120 #² (165' x 92')
- BUILDING AREA: (77' x 53')
- BANK/STL 2,100
- RETAIL 1,781
- 4,081 #

- PARKING:
 - REQUIRED
 - BANK/STL (1/3000) = 7
 - RETAIL (1/200 #) = 10
 - 17
 - PROVIDED 16 SPACES

- EXISTING LINE: VACANT SERVICE STATION
- DEED REFERENCE: 4271/223
- ON SITE LIGHTING IN COMPLIANCE WITH SECTION 464.2 L(4)
- DETAILED LANDSCAPE PLAN TO BE SUBMITTED

- ELECTION DISTRICT: 1ST
- YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	38' 1/2"	15'
SIDE (STREET CORNER)	10'	10'
REAR	20'	26'

- MINIMUM OF 7 AUTO STALLING SPACES PROVIDED

VARIANCE REQUIRED TO:

FRONT YARD SETBACK AND REQUIRED
NUMBER OF PARKING SPACES

NOTE: THE SUBJECT PROPERTY IS LOCATED IN
THE EAST CATONSVILLE COMMERCIAL
REVITALIZATION AREA.
THE PROPOSED LAND USE IS CONSISTENT WITH THE PLAN.

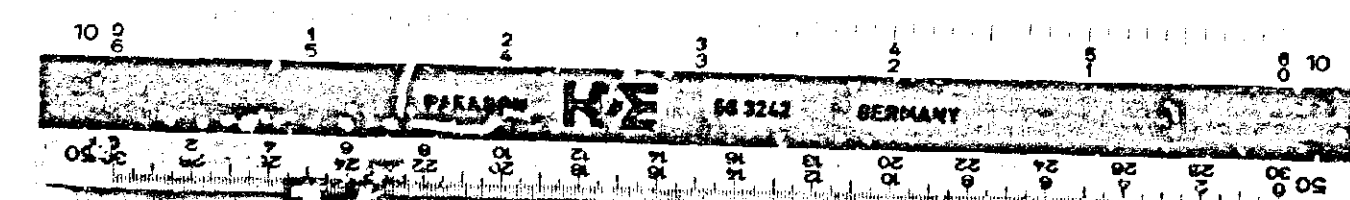
PREPARED FOR: THOMAS BOOTH
4 MONROE AVE.
CATONSVILLE, MD. 21038

PREPARED BY: BILL MONK
LAND PLANNER
P.O. Box 11415
BALTIMORE, MD. 21231

NOVEMBER 14, 1984
REVISED 12-23-84
REVISED 1-12-85

BL-CCL

BL-CCL



It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement for which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1985, that the Petition for Zoning Variances to permit a front yard setback of 15 feet instead of the required average setback of 38 1/2 feet and 16 parking spaces instead of the required 17 spaces be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.
3. The Petitioner shall ensure that an employee is stationed at appropriate times at the Frederick Road access to prevent vehicles from backing up onto Frederick

- 4 -

Road from the site which would otherwise cause vehicles to stack up on Frederick Road itself. Said employee must ensure the free flow of traffic on Frederick Road.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Michael Magruder, Esquire
James Crawford, Esquire
People's Counsel

ZONING DESCRIPTION

Located on the northeast corner of Frederick Road and St. Timothy's Lane and running north along St. Timothy's Lane 92 feet and thence leaving St. Timothy's Lane N 74° 03' 53" E 165.00', thence S 13° 21' 46" E 92' and thence S 74° 03' 53" W 160' to the place of beginning.

PETITION FOR VARIANCES

1st Election District

LOCATION: Northeast corner of Frederick Road and St. Timothy's Lane
DATE AND TIME: Thursday, January 31, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 15 feet in lieu of the required average of 38.5 feet and a rear yard setback of 18 feet in lieu of the required 20 feet and to permit 17 parking spaces in lieu of the required 18 spaces.

Being the property of Amerada Hess Corporation as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE January 19, 1985
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE January 19, 1985
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

- 5 -

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 21, 1985

Mr. William P. Monk
P.O. Box 11415
Baltimore, Maryland 21239

RE: Petition for Variances
NE/cor. Frederick Rd. and St.
Timothy's Lane
Amerada Hess Corporation - Petitioner
Case No. 85-207-A

Dear Mr. Monk:

This is to advise you that \$43.15 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day you receive sign until day of hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 004946
DATE 1/21/85 ACCOUNT 85-207-A
AMOUNT \$43.15
RECEIVED FROM Thomas E. Booth
FOR Amerada Hess Corp.
8 8077*****4315 3016F
VALIDATION OR SIGNATURE OF CASHIER
Mr. Thomas Booth
4 Montrose Avenue
Baltimore, MD 21228

County, Maryland, and
113, County Office Building,

relly,
ARNOLD JABLON
Zoning Commissioner

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

January 12 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCES

was inserted in the following:

- ☒ Catonsville Times
- ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 12 day of January 19 85, that is to say, the same was inserted in the issues of

JANUARY 10, 1985

PATUXENT/PUBLISHING CORP.

By *[Signature]*

December 20, 1984

Mr. Gary Preston
Corporate Real Estate
Amerada Hess Corporation
1185 Avenue of the Americas
New York, N.Y. 10036

NOTICE OF HEARING

RE: Petition for Variances
NE/cor. Frederick Road and St.
Timothy's Lane
Amerada Hess Corporation - Petitioner
Case No. 85-207-A

TIME: 11:00 a.m.

DATE: Thursday, January 31, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. William P. Monk
P.O. Box 11415
Baltimore, MD 21239

Mr. Thomas Booth
4 Montrose Avenue
Baltimore, MD 21228

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 135804
DATE 1/21/85 ACCOUNT 85-207-A
AMOUNT 101.00
RECEIVED FROM Bill Monk
FOR Patuxent Publishing Corp.
8 036*****100018 1516F
VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

Pub to take step back into history

Paul Milton

A part owner of McPatrick's Pub, James Crawford can't wait to get started with the renovation he has planned for the old building.

But, as an amateur historian, he is even more excited. The building which houses the pub, located in the 500 block of Frederick Road, can be traced back to the late 1700s, but not many people realize its historical significance.

Crawford says, "We've been working on it for about a year. This is a sweet heart (of a plan)."

Working with the Catonsville Historical Society, Crawford and partner Tom McGee plan to transform the outside of the building back to the way it looked around the turn of the century.

"At one time, this was used as a farm's inn," says Crawford, a 44-year-old attorney with offices in the nearby Catonsville Professional Center. "A lot of people would stop here on their way from the country while taking their animals to the market (in the city)," he says. "This was like a halfway point, and they would stop here and rest on the way down and on the way back. It was about a day's walk from here to a city then."

While the farmers were at the inn, the animals would stay in barns behind the buildings where several Bishops Lane homes now stand, he says.

"John Walsh (of the Historical Society) has provided us with a lot of historical information," says Crawford, who helped to open McPatrick's in 1979, eventually left the business and then returned to buy the building about a year ago. "We've been working on it for about a year. This is a sweet heart (of a plan)."

But, while the exterior will be made as historically accurate as possible, right down to the double-drop German siding, the inside of the rebuilt structure will be vastly different.

Inside, the building will house 4,300 feet of retail space on the first floor, a restaurant on the second floor and 13,600 square feet of office space on the top two floors. Renovations should begin within two weeks. Crawford says the restaurant will feature a piano bar in the lounge area, but will have a separate, family-oriented restaurant—to replace McPatrick's—next door. Outdoor dining will be made available with the reconstruction of a second floor balcony overlooking Frederick Road.

The building, designed by architect Robert Fryer, is expected to be completed by June, with the restaurant due to open as early as April 1. McPatrick's will remain open during most of the renovations.

"But there's no rush," says Fryer. "We want to make sure it's going to be properly done." Several businesses have expressed interest in the first floor retail space, but Crawford says no one has committed to moving in.

The cost of this renovation job might have been as high as \$1 million, but Crawford says it may be cut as much as 40% from that figure because he is also part owner of R and C Contracting.

Whatever the figure, Crawford and McGee consider it money well spent. In fact, Crawford hopes that once the renovations are completed, other property owners along Frederick Road will pick up on the theme and redo their buildings with an historical flavor.

"We want (our building) to be generally a reconstruction back to the colonial days of Catonsville," Crawford says. "We hope we can be the match to start the fire. We're going to try to provide leadership."

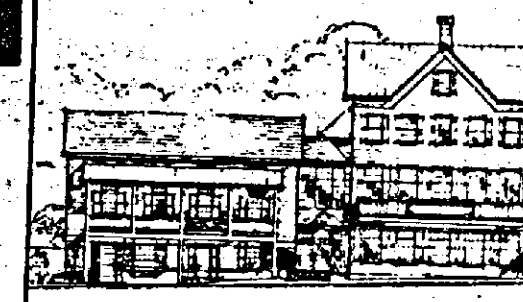
PROTESTANT'S
EXHIBIT

460 1st
460 2nd
460 3rd

MARKETPLACE



Staff photo by Charles Wade
Partners Tom McGee (l) and Jim Crawford discuss renovation plans for this historic old building which currently houses McPatrick's Pub. A history buff, Crawford hopes to redesign the building's face to look like it did at the turn of the century, as depicted in the artist's conception at the right.



Pub to take step back into history

Paul Milton

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Several businesses have ex-

Baltimore Federal Financial

Louis A. Hogan, Jr.
Vice President

Baltimore Federal Financial, F.S.A.
300 East Lombard Street / P.O. Box 116 / Baltimore, Maryland 21203 / Telephone: (301) 347-3900 / Direct Telephone: (301) 347-3017

December 10, 1984

Mr. Thomas Booth
408 Frederick Road
Catonsville, MD 21228

Dear Mr. Booth:

Please be advised that, subject to final negotiations, Baltimore Federal Financial, F.S.A. intends to enter into a lease with you for 2,000 square feet of the building you propose to construct on your premises at 506 Frederick Road, Catonsville in accordance with the preliminary sketch which you have provided.

The proposed terms of the lease are for a ten year period at the rate of \$14.00 per square foot with Baltimore Federal Financial having two, five year renewal options at the expiration of the initial term.

Please send me a copy of your proposed lease for review.

Sincerely,

Louis A. Hogan, Jr.
Louis A. Hogan, Jr.

LAH:ikm

PETITIONER'S
EXHIBIT 2

Dear Mr. Booth:

My wife and I have reviewed your plans for the office/retail building you propose to erect on the property on the side of our house known as 582 Frederick Road. We are very happy to see something being done with this property. The gas station has been closed for almost 2 years and we have experienced a great deal of problems since the station closed. The main problem has been teenagers drinking and hanging around the back of the building. This new building with lights should eliminate this problem.

The new building and landscaping should add to the beauty of the neighborhood and as such I strongly recommend that your variances be granted.

Mrs. H. J. Hardce
387 Timothy Lane
Catonsville MD
11/30/85 21238

PETITIONER'S
EXHIBIT 3A

WHALEN PROPERTIES

Commercial Real Estate Development and Management

Stephen W. Whalen, Sr.
Stephen W. Whalen, Jr.
William P. Jones

Pauline M. Clark
Lynn P. Horle
James W. Mohler

CATONSVILLE PROFESSIONAL CENTER, SUITE #210
405 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
301-747-2900

January 28, 1985

Mr. Arnold Jablon, Esquire
Zoning Commissioner - Baltimore County
County Office Building
Towson, Maryland 21204

Re: Zoning Issue #133
Case #85-207-87A
582 Frederick Road, Catonsville, Maryland

Dear Mr. Jablon:

Whalen Properties owns the Catonsville Professional Center office project at 405 Frederick Road and is a 50% partner in the Catonsville Commercial Center at 403 Frederick Road, both of which are across the street and just east of the above-referenced property. We understand that the property owner, Mr. Thomas E. Booth, has petitioned for a variance for a front yard setback and to reduce parking to be provided to one (1) space under code requirements.

Whalen Properties strongly supports Mr. Booth's request for the above-referenced variances. The existing condition of the parcel is an abandoned gas station, which is a blight on the neighborhood and, as such, adversely affects the desirability of our own projects. Mr. Booth's site is less than 100 feet deep, and it is clearly a case of practical hardship to meet the setback requirements. The site is located as part of the Catonsville Village Center in the main Catonsville business district (in or BL-CCC zone) and virtually all of the existing properties in the area have little or no offstreet parking. This site has much more parking than most. In addition, it is my understanding that Mr. Booth proposes a drive through bank facility, which reduces the effective need for on-site parking, since a large portion of the bank clients will use the drive-thru, rather than park and enter the offices.

We appreciate your kind consideration of our comments on this issue. Thank you.

Sincerely,

Stephen W. Whalen, Jr.
Stephen W. Whalen, Jr.
Whalen Properties

SWWJrlw
85WPGen07

PETITIONER'S
EXHIBIT 3B

DUNKIN' DONUTS OF CATONSVILLE

580 FREDERICK ROAD • CATONSVILLE, MARYLAND 21228
PHONE 747-5237
OPEN 24 HOURS A DAY — 7 DAYS A WEEK

To: Zoning Commissioner

I am the franchise operator of the Dunkin Donut store at 580 Frederick Road. My store has just undergone a very expensive remodeling, showing the county and the Catonsville community of my intention to operate a first class operation and to lead the efforts in the East Catonsville redevelopment plan.

The land to my east, 582 Frederick Road, has been abandoned and boarded up gas station for almost 2 years. This vacancy shows that a gasoline station is no longer the best use for this location. I strongly approve of Mr. Booth's plan for an office/retail building and in no way object to the granting of his requested variance for front yard set-back or 1 parking space.

This new use of the property should not only help my business but also the other businesses in the Catonsville area.

Ken Smith

Kenith I. Smith

PETITIONER'S
EXHIBIT 3C



CATONSVILLE BUSINESS ASSOCIATION, INC.

PRESIDENT

Allen Smith - 788-8080

VICE-PRESIDENT

Mary Runnenberg

SECRETARY

Linda Callan

TREASURER

Grace McConnell - 747-6375

BOARD OF DIRECTORS

Dr. Richard Piel
Dr. Charles Ziegler
William D. Rust, III
Dr. Paul Minehart
Nancy Murphy

Dear Mr. Booth:

The Board of Directors of the Catonsville Business Association has reviewed your plan for redevelopment of 582 Frederick Road (the former Hess station) and we are unanimously in favor of your planned office/retail building. We think it will be a tremendous improvement over the previous use, gas station, and dove-tail neatly with the East Catonsville redevelopment plan.

We strongly recommend that your variances be granted.

Mary K. Runnenberg, President
Catonsville Business Association

PETITIONER'S
EXHIBIT 3D

JOHN F. SCHATZ
PHONE: 744-8348

BUY, SELL, LEASE, APPRAISAL
PROPERTY MANAGEMENT, FINANCING

JOSEPH M. SCHATZ
PHONE: 747-6180

SCHATZ BROS., JR.S. REALTORS

THE BEST IN HOMES

OFFICE: 400 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
PHONE: 747-6280

To: Arnold Jablon
Zoning Commissioner

I own the property at 580 Frederick Road and lease this land to Dunkin Donuts Corporation. As the owner of the adjacent land, and the person who would be most affected by the granting of the variance for front yard set back at 582 Frederick Road, I can see no adverse effects to me or anyone else in the community. I think it will add new customers for my tenant and that it will be a welcome addition to the business area of Catonsville.

I strongly recommend that the petitioned variances be granted.

Joseph M. Schatz
Joseph M. Schatz

PETITIONER'S
EXHIBIT 3E

CASE #	VARIANCE	COMMENTS
70-92 SPH	10 SPACES, NORTH SIDE ALLEY, UNION TRUST	ALL SPACES IN R-6 ZONING DISTRICT
68-276 ASPH	21 SPACES IN LIEU OF 27 REQUIRED; DUNKIN DONUTS, 6 SPACES IN R-6 ZONE	SITE ADJACENT TO SUBJECT PROPERTY, SPACES IN RESIDENTIAL ZONE
83-160 SPHA	583 FREDERICK ROAD 38 SPACES IN LIEU OF 103 REQUIRED, OFF STREET PARKING IN AN R-6 ZONE, SUBSTANDARD SIZE SPACES	DIRECTLY ACROSS STREET FROM SUBJECT PROPERTY, SPACES IN RESIDENTIAL-OFFICE ZONE

PETITIONER'S
EXHIBIT 3

582 FREDERICK ROAD
CATONSVILLE, MD.

CASE #
85-207-A

PARKING
VARIANCES

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

JAN 22 AM
JAMES E. CRAWFORD
Attorney at Law
405 Frederick Avenue Suite 163
Baltimore, Maryland 21228
(301) 744-2400

January 16, 1985

Zoning Commissioner of Baltimore Co.
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 582 Frederick Road
Filling Station
Case # 85-207A

Dear Sir:

Please be advised that I am a co-owner of 583 Frederick Road. My property lies directly across the street from the above captioned property.

We object to the proposed variance sought at this location and will be present at the hearing on the 31 day of January, 1985 to protest the same.

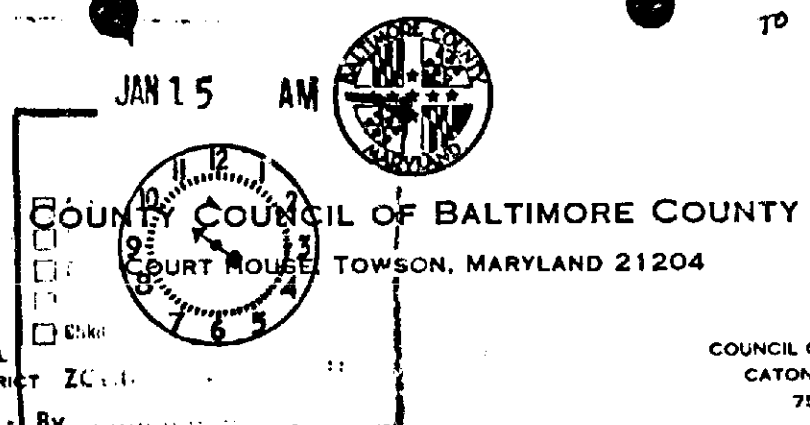
Expert testimony will be offered in support of our position. Thank you for your cooperation in this matter.

Sincerely,

James E. Crawford

JEC:rp

RONALD B. HICKERNELL
COUNCILMAN, FIRST DISTRICT



January 11, 1985

Arnold Jablon
Zoning Commissioner, Baltimore County
Room 109
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Thank you for forwarding a copy of the proposed plans for reuse of the Hess gas station on Frederick Road in Catonsville.

I'm encouraged by this effort to transform this site into a viable fuction, as shown on the plan.

I trust that our government will keep public safety in mind and still do what is necessary to see this improvement occur.

Sincerely,

Ronald B. Hickernell
County Council

RBH:lci

DEAR MR. JABLON,

I WILL BE ASSISTING MR. THOMAS BOOTH (CONTRACT PURCHASER) IN THE ABOVE NOTED HEARING. ALTHOUGH I INTRODUCED MYSELF TO YOU LAST WEEK IN THE ZONING OFFICE I THOUGHT IT MIGHT BE HELPFUL TO SUBMIT MY QUALIFICATIONS & EXPERIENCE AHEAD OF TIME, FOR YOUR REVIEW.

I APPEARED BEFORE MR. HAMMOND ON A NUMBER OF OCCASIONS + THIS PAST YEAR BEFORE MS. JUNG (H 84-322-XA).

IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL.

CORDIALLY,

Bill Monk

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

November 27, 1984

Mr. William P Monk
P.O. Box 11415
Baltimore, Maryland 21239

Re: Redevelopment Hess Station
Frederick Road and St. Timothy Lane

Dear Mr. Monk:

Your request to modify the rear yard landscape requirements for the above site has been reviewed and approved. The approval is subject to the conditions that the chain link fence be planted with ivy and that all other landscape requirements be met in the redevelopment of the site.

Sincerely yours,

SIGNED: Norman E. Gerber

Norman E. Gerber
Director of Planning and Zoning

cc: P. Budesheim

PETITIONER'S
EXHIBIT 7

Baltimore County Office of Planning and Zoning
Room 105 County Office Building
Towson, Maryland 21204
SECTION 22 - 43 WAIVER

I. General Information and Requirements for Submittal: 3 copies of all information	
1. Name of development and location	582 FREDERICK ROAD CATONSVILLE
2. Owner(s) name	AMERICA HESS CORP - GARY PRESTON, RONALD BOOTH
3. Owner(s) address and phone number	185 AVENUE OF THE AMERICANS, BALTIMORE, MD 21236-8247
4. Applicant's name (if other than owner)	THOMAS BOOTH
5. Applicant's address and phone number	4 MONTROSE AVE CATONSVILLE 21228
6. Liber/folio	4211/223 (301) 788-5390
7. Tax Account number	01-08-302690
8. Site plan at appropriate scale and vicinity sketch	
9. 1982 500' scale aerial photograph with subject site outlined and road network identified (original)	
10. Signature of Applicant or Owner, Date	Thom S Booth 1/21/84
II. Reason for Waiver Request: Check Appropriate Reason(s)	
(1)	Lot line adjustment, including the combination of lots or parcels.
(2)	The subdivision of property pursuant to court order, a will, or the laws of intestate succession.
(3)	Amendments to an approved plan or plat which do not materially alter the proposed development.
(4)	The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of lot(s) to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.
(5)	The subdivision of a farm tract into two lots.
(6)	The subdivision of land in an R.C. zone if no new roads are required.
(7)	The subdivision of land into three or fewer lots for residential single-family dwellings.
(8)	A commercial development of land involving only one building for a single use.
(9)	An industrial development of land involving only one building for a single use.
(10)	A minor development.
(11)	The construction of public buildings.
(12)	The construction of accessory structures.
(13)	Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. Attach statement specifying nature of hardship.
III. Nature of Waiver:	
Waiver of Plan	
Waiver of Plat	
Waiver of Standard(s), specify which standard(s) is being requested to be waived and reasons:	SEE ATTACHED
IV. Status:	
Approved	
Denied	
Director of Planning and Zoning	Date
Approved	
Amended	
Denied	
Baltimore County Planning Board	Date
Comments:	

III. Nature of Waiver:

This request for waiver to the CRG process is based upon the following:

- The applicant has filed an application for a variance to building setbacks and parking requirements with Baltimore County. Conformance with the CRG process would result in a duplication of review of the proposed development by the County agencies.
- The proposed development consists of one building containing approximately 4,000 square feet of retail space. The lot area is less than 1/2 acre.
- Conformance with these requirements would result in an unnecessary economic hardship due to application fees and additional engineering fees that are not required for the zoning application.

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239



582 FREDERICK ROAD
BALTIMORE COUNTY, MARYLAND

SCALE - 1" = 50'

NOVEMBER 21, 1984

EXHIBIT FOR WAIVER
REQUEST TO CRG
PROCESS

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

November 19, 1984

Mr. Norman Gerber, Director
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Subject: Landscape Requirements:
Redevelopment of Hess Service Station, F.E.
Corner Frederick Road and St. Timothys Lane,
Catonsville, Maryland

Dear Mr. Gerber:

On behalf of my client Mr. Thomas Booth, contract purchaser for the above-noted site, I am requesting a waiver to the rear yard landscape requirements (IXB.2) per the enclosed Preliminary Site Development Plan.

Compliance with the 8' buffer requirement would prove to be both a practical and economic hardship based upon the existing as-built conditions and the development proposal as shown. There presently exists a concrete retaining wall approximately 1 1/2' inside the rear property line which abuts the residential property to the north. A chain link fence is situated on top of the wall. The wall varies in height from 3 1/2' to grade level. The attached Site Plan and enclosed photographs reflect the as-is conditions and the proposed development which makes it impractical to provide the landscape buffer. In lieu of the buffer requirement, we will retain the existing vegetation and chain link fence. In addition, we will plant ivy at the base of the fence which will grow through the links and increase the visual buffer. We propose to meet all other landscape requirements in the redevelopment of this site.

This plan is a significant improvement to the Frederick Road corridor and serves to complement the County's and private developer's efforts to improve the business climate in Catonsville.

Through the elimination of an unsightly, boarded up service station, this proposal provides approximately 4,000 square feet of service/retail while providing an attractive landscape frontage along Frederick Road. However, due to the extremely narrow lot depth (92'), this waiver is essential to meeting our objectives.

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

Mr. Norman Gerber, Director

- 2 -

November 19, 1984

If you have any questions regarding the plan, please do not hesitate to contact me.

Cordially

W P Monk

William P. Monk

WPM/l1g

cc: Pam Budesheim

WILLIAM P. MONK
land planner

P.O. Box 11415
Baltimore, Maryland
21239

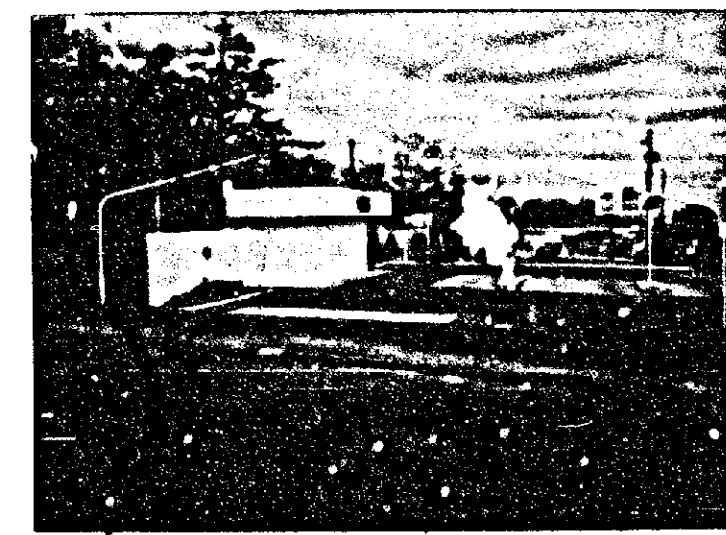


EXHIBIT 6 H



6B



6C

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 17, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-207-A

Assuming compliance with the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office is not opposed to the granting of this petition. If granted, it is requested that the petitioner be required to provide for buffering the proposed operation from the residential area to the rear of the subject site.

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 13, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oBo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Item No. 133
Amerada Hess Corp.
Variance Petition

Dear Mr. Monk:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

State Highway Adm. - Mr. George Wittman - 659-1350

Traffic Engineering - Mr. Mike Flanigan - 494-3554

Zoning - Mr. Nick Commodari - 494-3391

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

File



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

November 30, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 11-27-84
ITEM: #133.
Property Owner: Amerada Hess Corp.
Location: NE/Cor. Frederick Rd., Route 144 & St. Timothy's Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 38.5', to permit a rear yard setback of 18' in lieu of the required 18 spaces.
Acres: 15,180 sq. ft.
District 1st

Dear Mr. Jablon:

On review of the submittal of 11-14-84 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the "One Way" egress from the proposed drive thru teller window as a depressed type entrance of no less than 17' in width with 3' transitions.

The existing geometric conditions of the St. Timothy's Lane intersection must be shown with a 10' tangent between the proposed egress entrance and St. Timothy's Lane.

The existing bituminous sidewalk, 45'± east of St. Timothy's

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

November 30, 1984

lane must be reconstructed as concrete sidewalk, with Handi-cap ramp at the intersection.

All reconstruction within the State Highway Administration Right-of-Way must be through S.H.A. access permit with the posting of a \$5,000.00 bond to guarantee construction.

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,

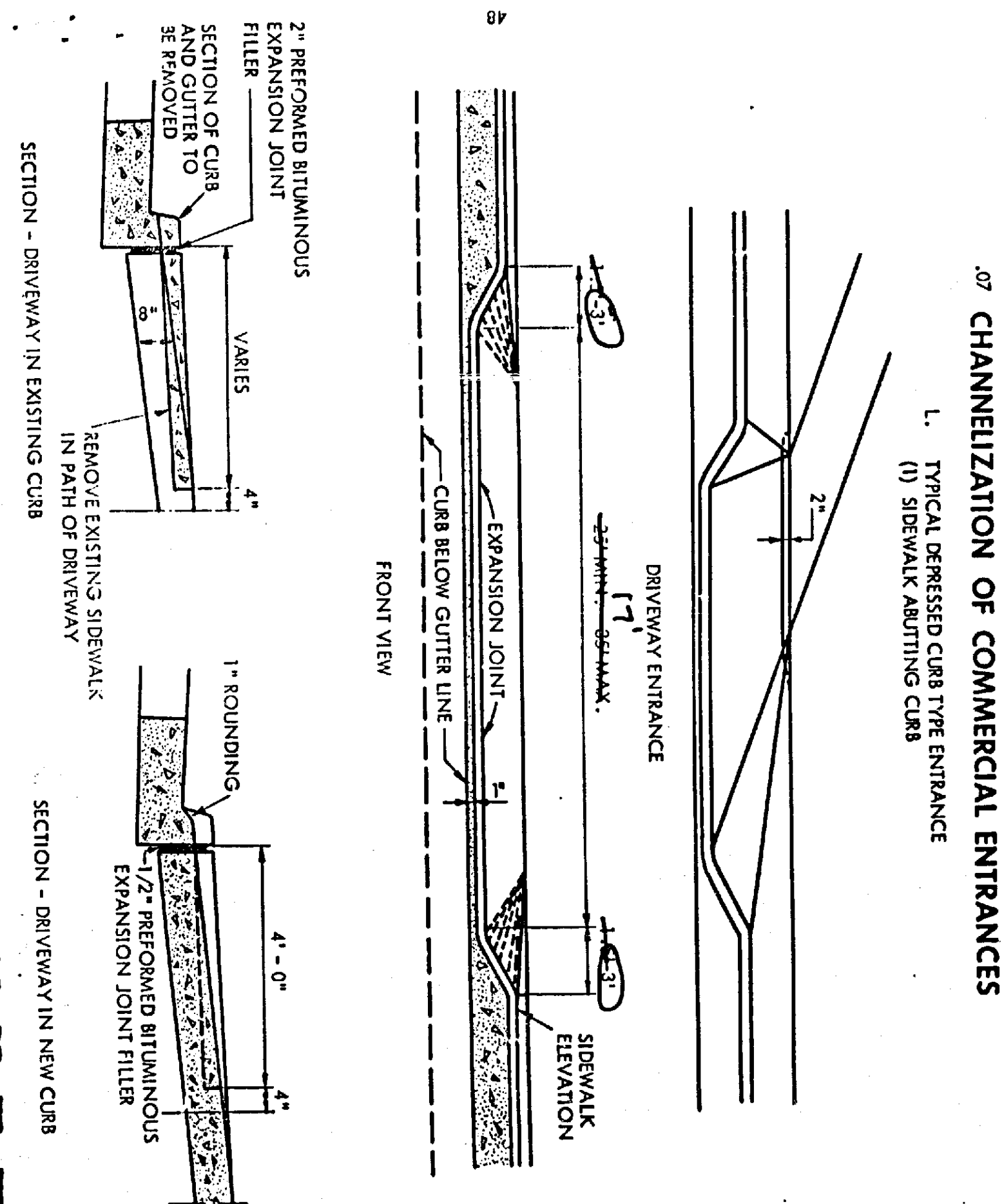
Charles Lee

Charles Lee, Chief
Bureau of Engineering
Access Permits

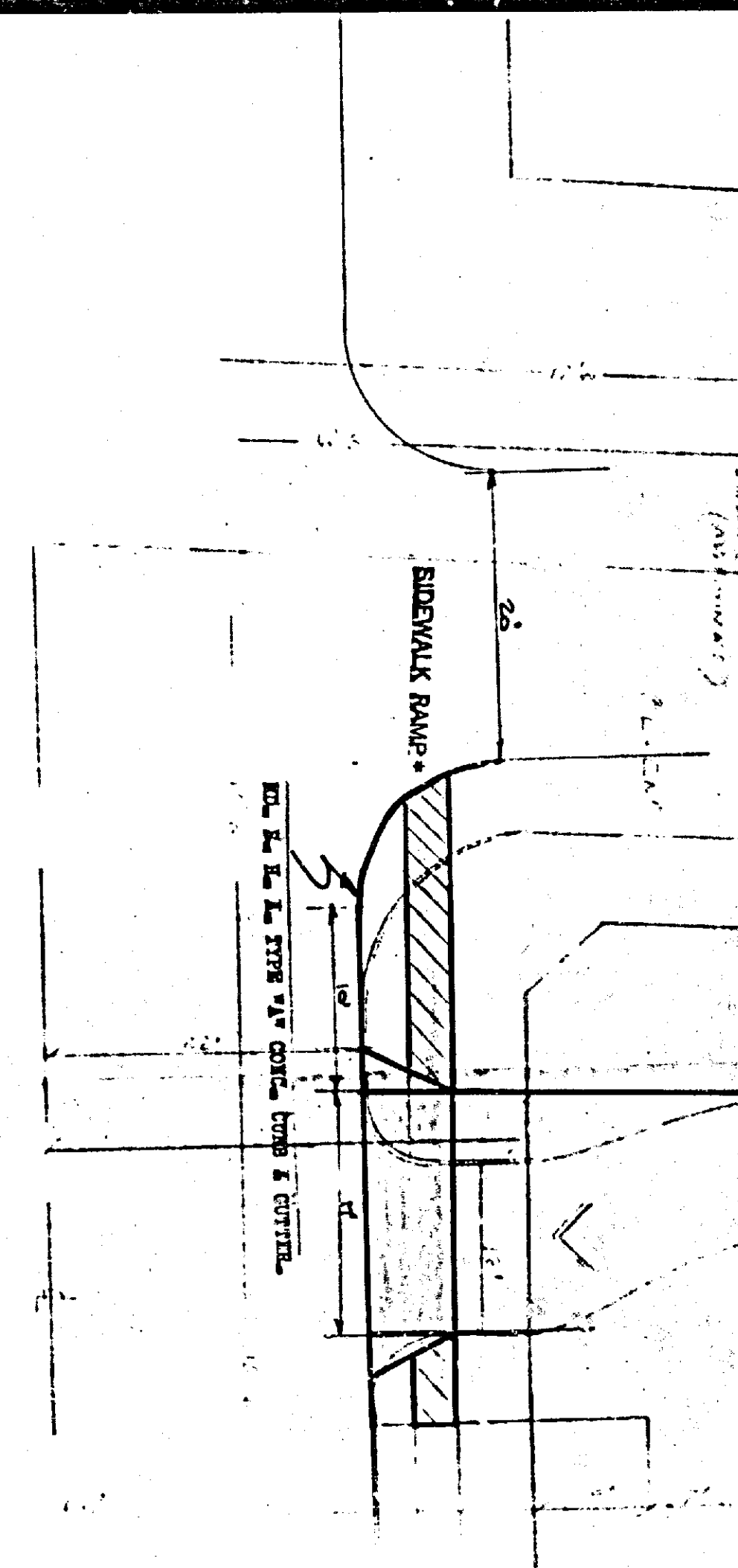
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. B. Monk



11.04.10
07 CHANNELIZATION OF COMMERCIAL ENTRANCES
1. TYPICAL DEPRESSED CURB TYPE ENTRANCE
(1) SIDEWALK ADJUTING CURB





Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 30, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Additional Comments
ZAC Meeting of 11-27-84
ITEM: #133.
Property Owner: Amerada Hess Corp.
Location: NE/Cor. Frederick Rd., Route 144 & St. Timothy's Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 38.5', to permit a rear yard setback of 18' in lieu of the required 20' and to permit 17 parking spaces in lieu of the required 18 spaces.
Acres: 15,180 sq. ft.
District: 1st

Dear Mr. Jablon:

On review of the revised submittal of 11-14-84 showing all access to Frederick Road (Route 144) by one point of access, the State Highway Administration finds the plan generally acceptable.

All reconstruction of highway improvements within the State Highway Administration Right of Way must be through permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle
Mr. Monk

By: George Wittman

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #133 (1984-1985)
Property Owner: Amerada Hess Corp.
N/E cor. Frederick Rd. & St. Timothy's Lane
Acres: 15,180 sq. ft.
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERARD
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 11-27-84
Item #133
Property Owner: AMERADA HESS CORP.
Location: N/E COR. FREDERICK RD. & ST. TIMOTHY'S LANE

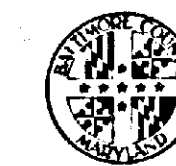
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/27/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15'.
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

UNIKER REQUEST # W-84-108 IS NOW BEING REVIEWED.
IF APPROVED A C.R.G. MEETING WOULD NOT BE
NEEDED

Eugene A. Boker
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 12, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 133 -ZAC- Meeting of November 27, 1984
Property Owner: Amerada Hess Corporation
Location: NE/Cor. Frederick Road and St. Timothy's Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 38.5', to permit a rear yard setback of 18' in lieu of the required 20' and to permit 17 parking spaces in lieu of the required 18 spaces.

Acres: 15,180 sq. ft.
District: 1st

Dear Mr. Jablon:

We have reviewed the submitted site plan and have the following comments.

1. The curb radius at the driveway entrance must be at least 15 feet.
2. The on-site right turns must have a 15' radius.
3. The drive-thru window must have a by-pass lane.
4. The exit from the drive-thru window is too close to St. Timothy Lane.
5. The site should be restricted to only one means of access on Frederick Road.
6. There is a residential area and sidewalks should be provided along St. Timothy's Lane.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 133 -ZAC- Meeting of November 27, 1984
Property Owner: Amerada Hess Corporation
Location: NE/Cor. Frederick Road and St. Timothy's Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a front yard set back of 15' in lieu of the required 20' and to permit 16 parking spaces in lieu of the required 18 spaces.

Acres: 15,180 sq. ft.
District: 1st

Dear Mr. Jablon:

We have reviewed the revised site plan for the above site and find the plan generally acceptable. We feel that a sidewalk is needed along St. Timothy Lane.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Amerada Hess Corp.

Location: NE/Cor. Frederick Rd. and St. Timothy's Lane

Item No.: 133 Zoning Agenda: Meeting of 11/27/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: George M. Wagnon
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 27, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #133 Zoning Advisory Committee Meeting are as follows:

Property Owner: Amerada Hess Corporation
Location: NE/Cor. Frederick Road and St. Timothy's Lane
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 38.5', etc.

Acres: 15,180 sq. ft.
District: 1st.

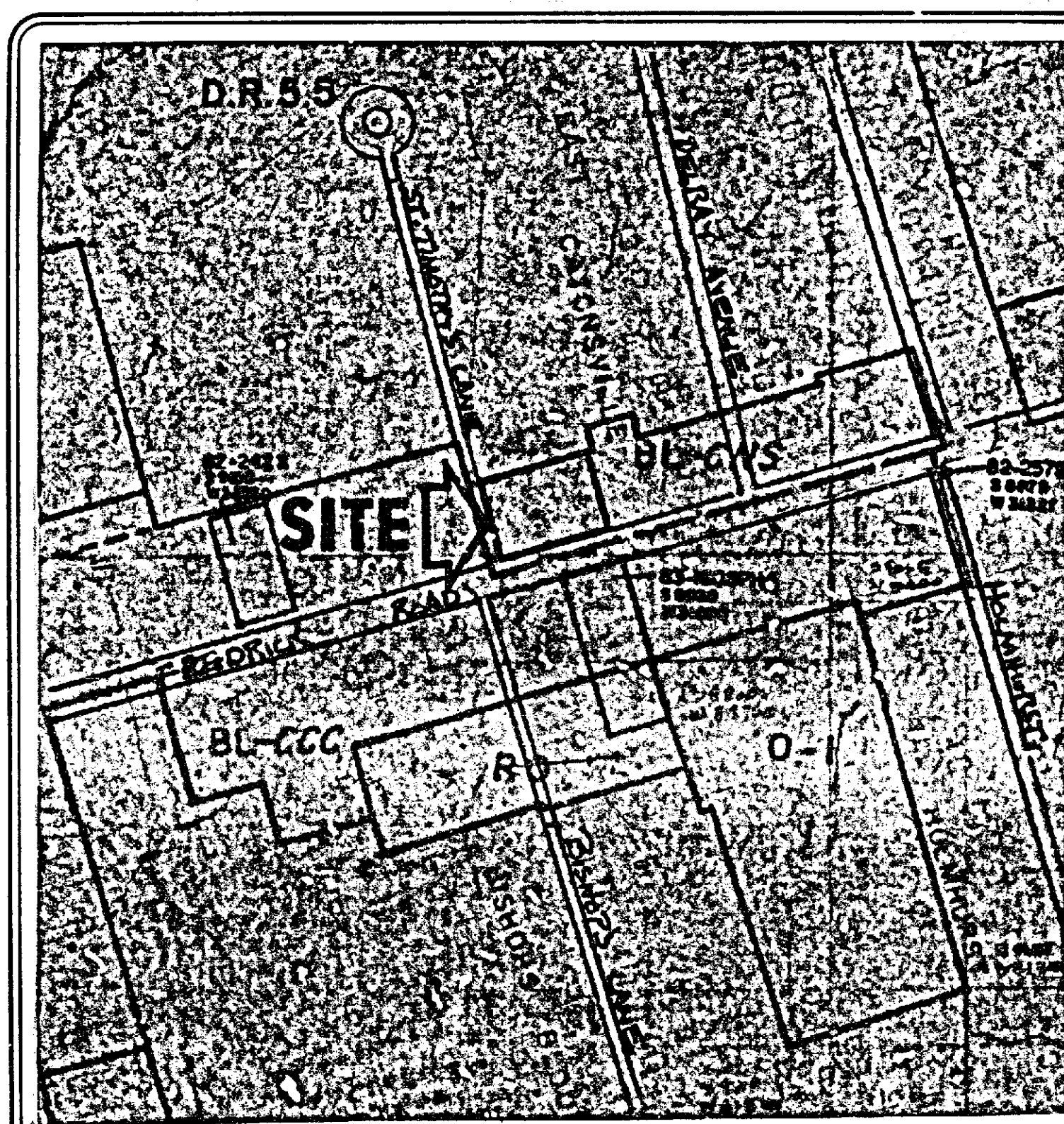
The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Land, and other applicable Codes.
- (X) A building & other / permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings to file a permit application.
- (X) An exterior wall erected within 6'0" for commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - Handicapped parking shall be located so it is accessible to sidewalks by ramp and so the handicapped do not have to pass behind parked vehicles. Show curb cuts, handicapped signs and building access. See Section 312.0 for fire separation of different uses.

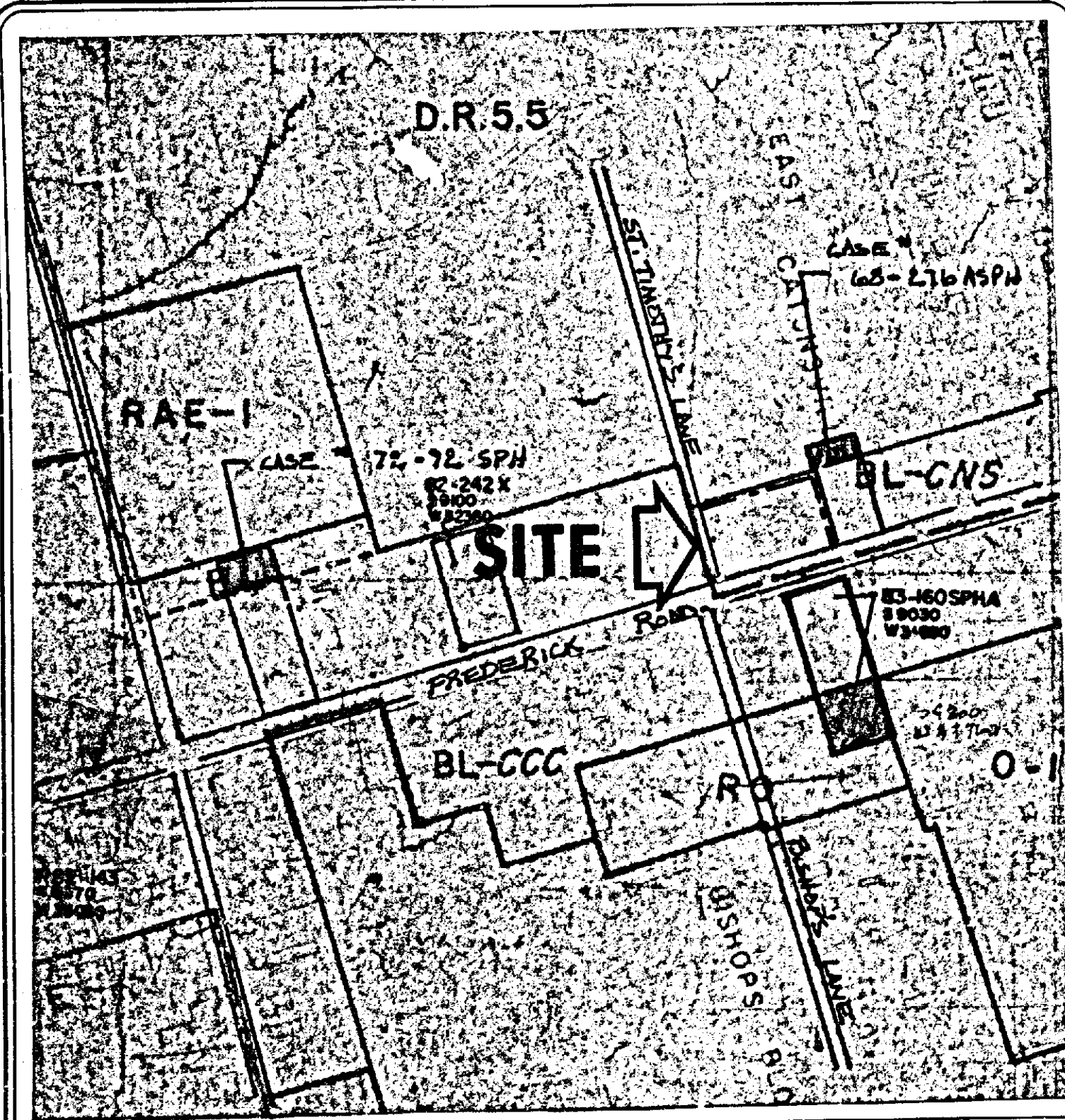
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Lumb
Chief
Plans Review

CEB:es



582 FREDERICK ROAD / CASE # 85-267-A SCALE 1"=200'
CATONVILLE, MD.
ZONING MAP
WILLIAM P. MONK
land planner
p.o. box 11415
Baltimore, Maryland
21239



582 FREDERICK ROAD
CATONSVILLE, MD.

CASE #
85-207-A

SCALE: 1" = 200'

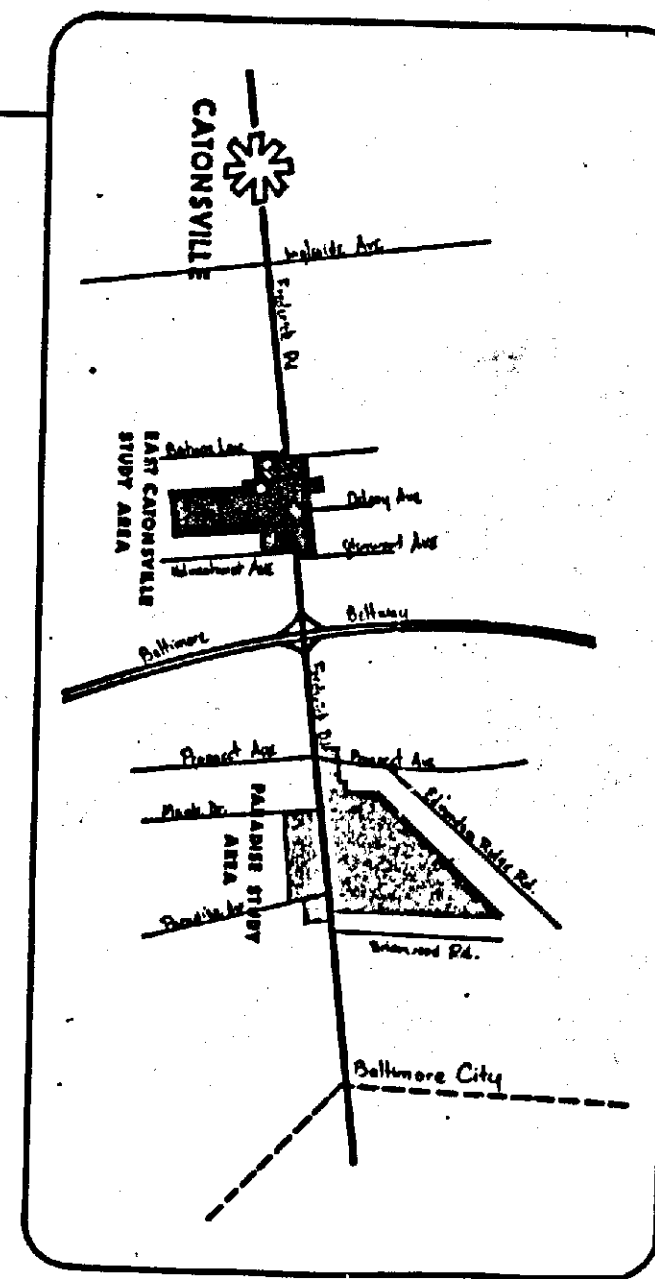
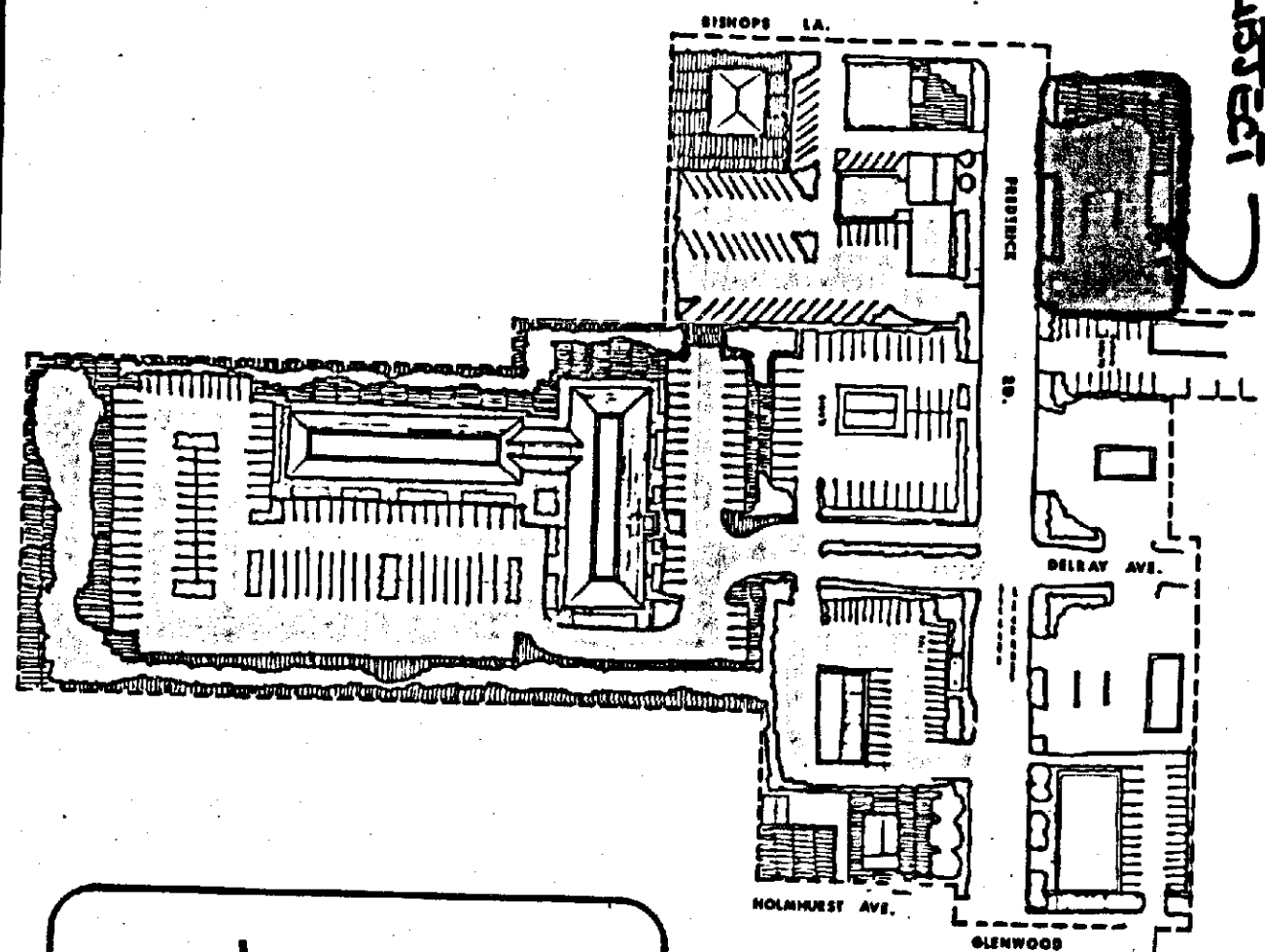
PARKING
VARIANCES

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

EAST CATONSVILLE
ENHANCEMENT STUDY
OFFICE OF PLANNING AND ZONING

CONCEPT PLAN
BALTIMORE COUNTY, MARYLAND



PROJECT AREA MAP

PETITIONER'S
EXHIBIT 4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-207-A

District 1st
Posted for: Variance
Petitioner: Amarada Hess Corp.
Location of property: NE Corner of Frederick Road and St. Timothy's Lane
Location of Signs: NE Corner of Frederick Road and St. Timothy's Lane
Remarks: _____
Posted by: J. J. Ranta Date of return: 1-18-85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 10, 1985.

THE JEFFERSONIAN,

J. B. Venetaki
Publisher

85-207-A

Cost of Advertising 20.00

85-207-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
18th day of December, 1984.

Arnold Jablon
Zoning Commissioner

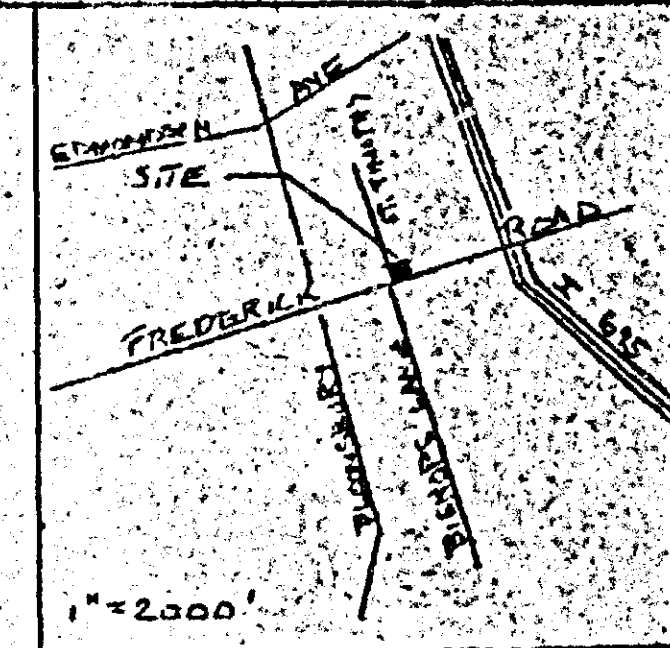
Petitioner: Amarada Hess Corporation
Petitioner's Attorney: _____

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RESIDENTIAL: SINGLE FAMILY DETACHED

PETITIONERS EXHIBIT

12



VICINITY MAP

582 FREDERICK ROAD
SITE PLAN
FOR
VARIANCE APPLICATION TO BALTIMORE CO.

PROPOSED COMMERCIAL CENTER
N.E. CORNER FREDERICK ROAD
AT
ST. TIMOTHY'S LANE
CATONSVILLE, MARYLAND

NOTES

- ZONING: BL-CNS
- LOT AREA: 15,140 sq ft (165' x 92')
- BUILDING AREA: (77' x 53')
- BANK/STL: 2,100 sq ft
- RETAIL: 1,481 sq ft
- PARKING:
 - REQUIRED: 17
 - BANK/STL (1/300 sq ft) = 7
 - RETAIL (1/100 sq ft) = 10
- PROVIDED: 16 SPACES
- EXISTING LINE: VACANT SERVING STATION
- DED REFERENCE: 4211/223
- ON SITE LIGHTING IN COMPLIANCE WITH SECTION 454.2.2(4)
- DETAILED LANDSCAPE PLAN TO BE SUBMITTED

ELECTION DISTRICT: 1ST

YARD REQUIREMENTS:		
	REQUIRED	PROVIDED
FRONT	38 1/2'	15'
SIDE (STREET CORNER)	10'	10'
REAR	20'	24'
MINIMUM OF 7 ADDITIONAL SPACES PROVIDED		

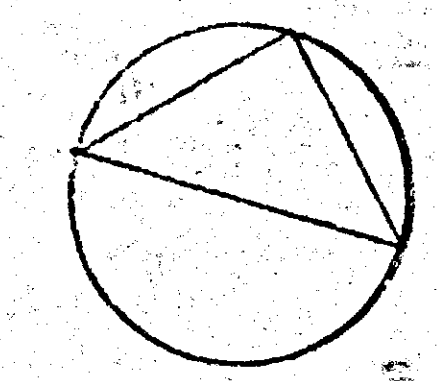
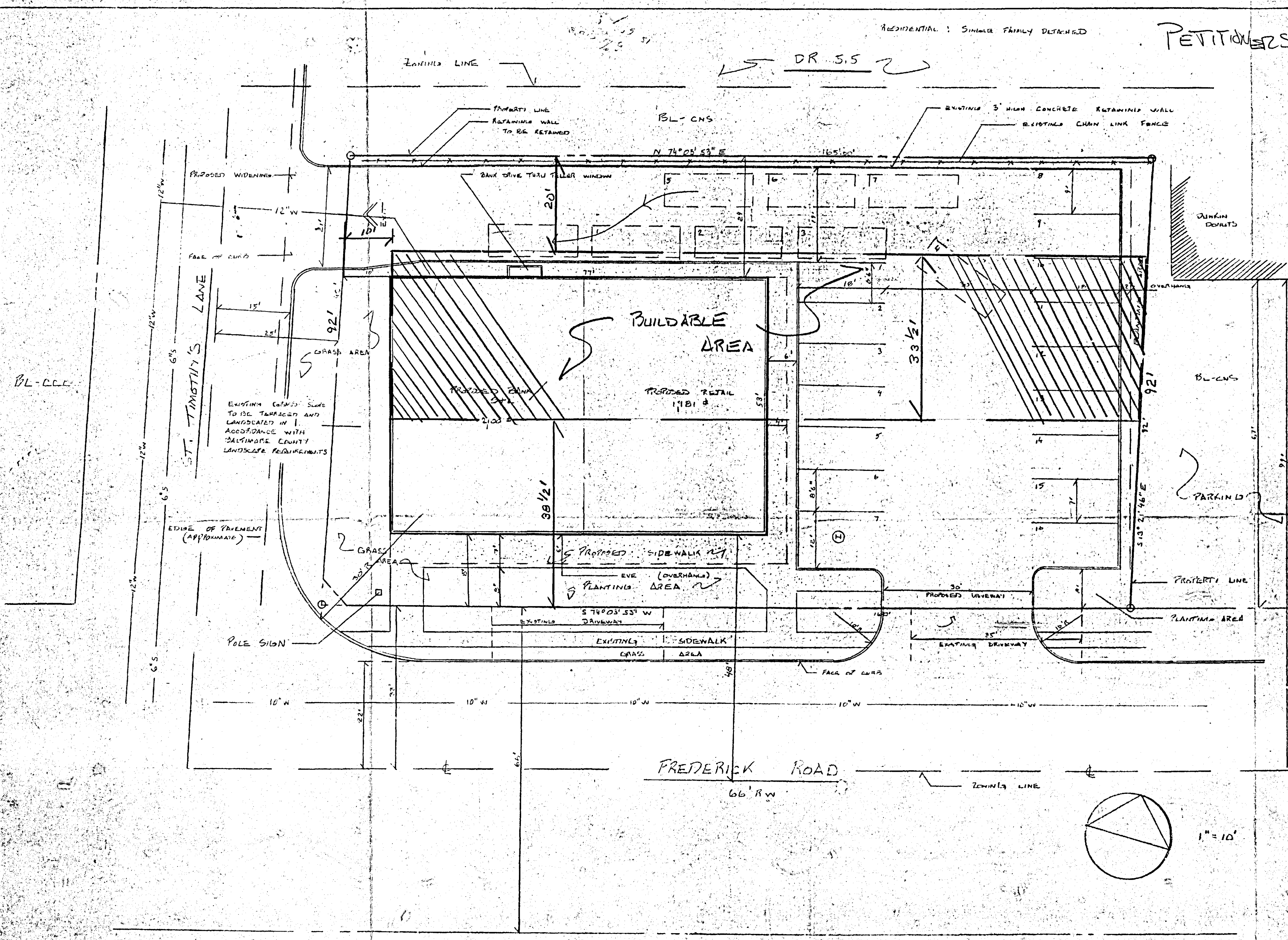
VARIANCE REQUIRED TO:
FRONT YARD SETBACK AND REQUIRED
NUMBER OF PARKING SPACES

NOTE: THE SUBJECT PROPERTY IS LOCATED IN
THE EAST CATONSVILLE COMMERCIAL
REVITALIZATION AREA.
THE PROPOSED LAND USE IS CONSISTANT WITH THE PLAN.

PREPARED FOR: THOMAS BORTH
4 MONTROSE AVE.
CATONSVILLE, MD. 21228

PREPARED BY: BILL MONK
LAND PLANNER
P.O. BOX 11415
BALTIMORE, MD 21213

NOVEMBER 14, 1984
REVISED 1-12-85



1"=10'

